090.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	659,700 / 659,700
					USE VALUE:	659,700 / 659,700
					ASSESSED:	659,700 / 659,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
150		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPRAGUE ROBERT S JR--ETAL	
Owner 2:	HOWARD MARJORIE C	
Owner 3:		
Street 1:	150 WASHINGTON STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry:	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 4,844 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1918, having primarily Wood Shingle Exterior and 1486 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4844.000	263,500	500	395,700	659,700
Total Card	0.111	263,500	500	395,700	659,700
Total Parcel	0.111	263,500	500	395,700	659,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.94 | /Parcel: 443.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 57743
GIS Ref
GIS Ref
Insp Date 10/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	263,500	500	4,844.	395,700	659,700	659,700	Year End Roll	12/18/2019
2019	101	FV	220,700	0	4,844.	401,400	622,100	622,100	Year End Roll	1/3/2019
2018	101	FV	220,700	0	4,844.	299,600	520,300	520,300	Year End Roll	12/20/2017
2017	101	FV	220,700	0	4,844.	271,400	492,100	492,100	Year End Roll	1/3/2017
2016	101	FV	220,700	0	4,844.	260,000	480,700	480,700	Year End	1/4/2016
2015	101	FV	215,400	0	4,844.	220,500	435,900	435,900	Year End Roll	12/11/2014
2014	101	FV	215,400	0	4,844.	209,200	424,600	424,600	Year End Roll	12/16/2013
2013	101	FV	215,400	0	4,844.	199,000	414,400	414,400		12/13/2012

!7310!

PRINT

Date	Time
12/10/20	21:57:38

LAST REV

Date	Time
07/11/19	15:39:00
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 7310

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20258-39		12/1/1989		1	No	No		A

USER DEFINED

Prior Id # 1:	57743
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/7/2004	835	New Wind	7,706					7 REPL WNDWS
2/26/1996	41		10,000					ADD 1/2 BATH PANTR

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
12/8/2008	Meas/Inspect	163	PATRIOT
3/6/2000	Inspected	276	PATRIOT
1/31/2000	Mailer Sent		
1/31/2000	Measured	264	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4844		Sq. Ft.	Site		0	70.	1.17	5									395,723						395,700	

Total AC/HA: 0.11120 | Total SF/SM: 4844 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 395,723 | Spl Credit | Total: 395,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1918	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	80000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357991
Depreciation:	94510
Depreciated Total:	263481

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

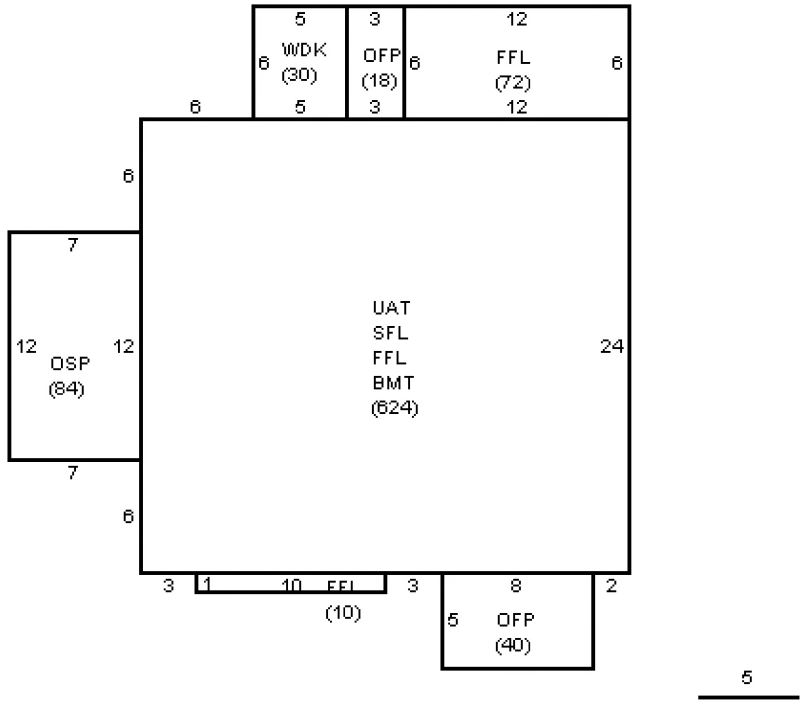
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.05
Special Features:	0	Val/Su Net:	115.47
Final Total:	263500	Val/Su SzAd	198.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	706	167.050	117,934
BMT	Basement	624	50.110	31,271
SFL	Second Floor	624	167.050	104,237
UAT	Upper Attic	156	116.930	18,241
OSP	Screen Porch	84	39.360	3,306
OFP	Open Porch	58	43.560	2,526
WDK	Deck	30	15.840	475
	Net Sketched Area:	2,282	Total:	277,990
Size Ad	1330	Gross Are	2750	FinArea 1486

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	2000	6.00	T	15.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc